



Town Clerk: Dan Ledger
The Town Hall, 1 High Street, CULLOMPTON, EX15 1AB
enquiries@cullomptontowncouncil.gov.uk
01884 38249

MINUTES OF MEETING OF THE PLANNING, LICENSING AND STRATEGIC GROWTH COMMITTEE
DATED TUESDAY 10 OCTOBER 2023 AT 7:00PM AT CULLOMPTON TOWN HALL

PRESENT:

Councillors: E Buczkowski, J Buczkowski, R Dietrich (Chair), J Johns, T Spring, M Thompson.

Officers: The Deputy Clerk.

P23/007 Apologies for Absences. Apologies were received and accepted from Councillor J Stanford.

P23/008 Declaration of Interest & Dispensations. There were no Declarations of Interests made or Dispensations granted.

P23/009 Public Question Time. There were no members of the public present.

P23/010 Minutes. The Minutes of the Ordinary Meeting of the Planning, Licensing and Strategic Growth Committee held on 14 September 2023 were adopted as a true and correct record of the meeting; they were signed as such.

P23/011 Updates. To receive updates on strategic projects:

- 1. Eastern Urban Extension/Culm Garden Village Initiative.** It was reported that there is provision for 2,600 dwellings in the Local Plan with potential for up to 5,000 dwellings in the longer term and with supporting infrastructure. The [Culm Garden Village website](#) and [Masterplan](#) are recommended to anybody who wishes to see what is planned for the allocation. There is a requirement in the Local Plan, East Cullompton Masterplan and the Cullompton Neighbourhood Plan to deliver a Town Centre Relief Road before development begins and there is a 500 homes threshold after which the expansion of capacity of Junction 28 of the M5 motorway is mandated. Although there is provision for schools in the allocation (as there is at the NW Cullompton Urban Extension), Devon County Council has not indicated to the developer when these facilities will be required to be completed.
- 2. Town Centre Relief Road.** The planning permission for the delivery of the Eastern Relief Road has been granted and the relocation of the sports clubs that wish to do so is underway. The cost of the project was originally estimated at £12-15,000,000; revised estimates put the cost of the project at £30,000,000. The project is now being led by Devon County Council and funding for it is actively being sought; it may form part of the infrastructure improvement package as a result of the large developments allocated in the Local Plan.
- 3. Heritage Action Zone.** The Higher Bullring works are well underway with the first phase now open to pedestrians; they remain on schedule to complete before Christmas.

4. **Metro Board.** The proposed Railway Station at Station Road will offer services to Cardiff and Penzance and all stations between; the Motorway Services will remain open. The station is planned to open in 2025; final funding is subject to business case inspection and appraisal by Central Government.

P23/012 Planning Matters. To consider and make comment on the following planning applications:

1. [23/01225/HOUSE](#). Conversion of garage/workshop to ancillary accommodation including erection of link extension at Sunnymead, King's Mill Road, Cullompton.
RESOLVED that there is NO OBJECTION provided that vehicular access to the dwelling remains safe.
2. [23/01424/FULL](#). Variation of Condition 2 of planning permission [21/02192/FULL](#) to allow the repositioning of 3 caravans at Land at NGR 301353 106034 (Colebrooke Fishery), Padbrook, Cullompton.
RESOLVED that this application is SUPPORTED.
3. [23/01282/FULL](#). Erection of a two-storey side extension to house lift shaft to provide disabled access to first floor at 60 Higher Street, Cullompton.
RESOLVED that this application is SUPPORTED.
4. [23/01462/FULL](#). Change of use of premises from Restaurant (Class E) to mixed use Restaurant (Class E) and Hot Food Takeaway (Sui Generis) with associated installation of ventilation and extraction equipment at Porters Bar and Grill, 7 Fore Street, Cullompton.
RESOLVED that this application is SUPPORTED.
5. [23/01488/TPO](#). Application to pollard 1 Chestnut tree protected by Tree Preservation Order [09/00007/TPO](#) to reduce the crown by 8m at 6 Walters Orchard, Lower Mill Lane, Cullompton.
RESOLVED that this application is passed back to the Planning Authority without comment.
6. [23/01490/FULL](#). Variation of Condition 2 of planning permission [19/01127/FULL](#) (Conversion of swimming pool and store to 2 dwellings) to allow substitute plans relating to window layout at Land and Buildings at NGR 302045 104065 (Westcott Park), Westcott.

Councillor J Buczkowski notified the Committee that, whilst he is not making a formal Declaration of Interests, he is known to the applicant.

RESOLVED that this application is SUPPORTED.

7. [23/01440/MOUT](#). Outline application with details of access for demolition of existing structures and development of residential dwellings (up to 1,100 dwellings) and elderly accommodation (up to 118 units), village centre uses, primary school, public open space, play areas, wildlife areas, associated infrastructure and landscaping.

RECOMMENDATION that the Town Council engage specialist planning and legal support to properly prepare a response to planning application 23/01440/MOUT on behalf of the residents of Cullompton to ensure that the long standing principle of the delivery is of the Eastern Relief Road before developments at East Cullompton commence is adhered to.